

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF VERMONT

IN RE: )  
 )  
HERMITAGE INN REAL ESTATE ) 19-10214-cab  
HOLDING COMPANY, LLC, et.al ) (Jointly Administered)  
 ) Chapter 7 case  
Debtor. )

**NOTICE OF RETENTION BY BERKSHIRE BANK OF AUCTION  
COMPANY TO MARKET PROPERTY**

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BERKSHIRE BANK has retained Keen-Summit Capital Partners LLC (“Keen-Summit”) to market the real property and personal property that is collateral of Berkshire Bank, as set forth on Exhibit “A” to the Stalking Horse Contract with Rainmaker Mountain LLC for higher and better offers. See Trustee Motion to Sell, document #324 and document #381(Revised Real Estate Purchase Agreement under Motion to Sell), and document #9 in consolidated case #19-10522. The Trustee has consented to the retention. The fees and expenses of Keen-Summit are to be paid by Berkshire Bank.

Parties interested in purchasing the assets should contact Keen-Summit at:

**Harold J. Bordwin**, Principal and Managing Director  
***Keen-Summit Capital Partners LLC***  
555 Madison Ave., 5<sup>th</sup> Fl, New York, NY 10022  
Direct: +1 646-381-9201  
Mobile: +1 914-980-8555  
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Hinckley, Allen & Snyder LLP, co-counsel to Berkshire Bank, has set up a Data Room with documents and information regarding the Hermitage assets ("Property Information"). The Data Room was established at the request of the Trustee as a central repository for information that the Trustee is aware of with respect to the Assets, but with no verification of any of the information. It is a requirement of access to the Data Room that each person agree to the terms and conditions of access. Neither Trustee, Berkshire Bank, its counsel, nor Keen-Summit, makes any express or implied representation or warranty of any kind with respect to the accuracy, completeness, suitability or applicability of any of the Property Information provided in the Data Room. Access to the Data Room for interested purchasers can be arranged through contacting Keen-Summit.

Dated: February 10, 2020

BERKSHIRE BANK

By its attorneys

By:                     /s/                      
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CHAPTER 7 Trustee

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